

**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 22, 2020**

COMMISSIONERS PRESENT: Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Cheryl Smith, Julia Perez, Bill Moser, Clayton Fisher, Eric Hedin.

COMMISSIONERS ABSENT: Josh Spare, Warren Landrum

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza and Chris Hartmann, Executive Assistant.

Vice-Chairperson Shawn Connor called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Coleman led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of June 8, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P170105A - Amending Plat - QT 946 Addition, Lot 2, Block 1 (Commissioner Spare/City Council District 6). Amending Plat of Lot 2, Block 1, QT 946 Addition to adjust the location of the detention easement. Lot 2, Block 1, QT 946 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-342, within the IH-20 Corridor Overlay District, and addressed as 4043 Lake Ridge Pkwy. The agent is Doug Stewart, Texas Heritage Survey and the owner is Jay Patel, Fusion Lodging, LLC

Item #3 -RP200402 - Replat - Mira Lagos No. H Addition, Lots 7R and 8R, Block D (Commissioner Spare/City Council District 6). Consider a request for a replat to move lot line between Lots 7R and 8R. Located at 2819 and 2823 Mariposa Dr. Legally described as Mira Lagos No. H Addition, Lots 7 and 8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned for Planned Development 271C. The applicant is Robert Garcia, Grand Homes.

## PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

PUBLIC HEARING TABLE ITEM #4 SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (Commissioner Hedin/City Council District 2).

Commissioner Moser moved to approve the minutes, cases P190105A and RP200402, and table case SU200604/S200604.

Motion: Moser

Second: Perez

Ayes: Coleman, Connor, Fisher, Hedin, Moser, Perez, Smith

Nays: None

**Approved: 7-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #5-S200203 - Site Plan - Molto Warehouses at Hwy 161 and Rock Island Rd (Commissioner Fisher/City Council District 1). Site Plan for a 205,000 SF warehouse & a 250,000 SF warehouse on 1 lot. 42.78 acres out of the John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, generally located southeast of SH 161 Service Road and W. Hardrock Road, and addressed as 3545 Hardrock Road, Grand Prairie, Texas. The applicant is Drew Hayes, Method Architecture, the consultant is Anna Medvedeva, Langan Engineering, and the owner is Chad Parrish, Molto Properties.

Mr. Lee stated the proposal includes two rear-loaded office/warehouse-buildings along the State Highway 161 Corridor. The buildings are speculative and will be develop without specific tenants.

- Building A is 202,175 sq. ft. The site will be accessible from two commercial drives off northbound State Highway 161 Service Road and includes a south-facing truck dock with twenty-two overhead doors.
- Building B is 252,555 sq. ft. The site will be accessible from three commercial drives with two off of northbound State Highway 161 Service Road one from east bound Rock Island Road. Building B proposes a south-facing truck dock with fifty-one overhead doors.

Mr. Lee stated the Development Review Committee recommends approval with the following conditions:

1. Subject to Planning & Zoning Commission approval of Traffic Impact Analysis as submitted.

## PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

Commissioner Fisher asked staff to address the Commission on the Industrial moratorium. Ms. Ware stated City Council adopted an ordinance of new Industrial Development Standards designs in September 2019. Appendix X recognizes the benefits of integrating all three elements Site Design, Building Design & Materials, Landscaping & Screening when large, multi-phased industrial campus/site are being plan.

Commissioner Coleman stated this is a good use, because this site is not good for retail.

Vice-Chairperson Shawn Connor stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Chad Parrish with Molto Properties, 2101 Citywest Blvd., Houston, TX was present to represent the case.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU200602/S200602 per staff's recommendations. The action and vote recorded as follows:

Motion: Coleman

Second: Moser

Ayes: Coleman, Connor, Fisher, Hedin, Moser, Perez, Smith

Nays: None

**Approved: 7-0**

Motion: **carried.**

Item #6-S200603 - Site Plan - Hunter Ferrell Logistics Park (Commissioner Fisher/City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd. The applicant is B. Cooper, CHI/Acquisitions, L.P., the owner is Hunter Ferrell Land, L.P., and Pete Lindamood.

Vice-Chairperson Shawn Connor stated the applicant requested this case be table.

There being no further discussion on the case commissioner Moser moved to table case SU200602/S200602. The action and vote recorded as follows:

Motion: Moser

Second: Smith

Ayes: Coleman, Connor, Fisher, Hedin, Moser, Perez, Smith

## PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

Nays: None

**Tabled: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #3 – SU200603 - Specific Use Permit - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation a Specific Use Permit for Beer/Wine Sales in a proposed Convenience Store with Gasoline Sales. A portion of Tracts 2C05 and 2C05A, John W Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, and generally located at the northwest corner of W Camp Wisdom Rd and Lynn Rd. The applicant is Houshang Jahuani, Jahani Consulting Engineers Inc., and the owner is Anil Pathak.

Ms. Ware stated this request is for a Specific Use Permit to allow Beer/Wine Sales in a proposed Convenience Store. PD-130 states that additional uses shall be allow, as prescribed in Section B-100 of the Comprehensive Zoning Ordinance for the General Retail District, upon approval of a Specific Use Permit. Section B-100 shows that the Sale of Alcoholic Beverages for Off-Premise Consumption requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. Residents from the adjacent neighborhood raised concerns about traffic, noise, and lighting during the Planning and Zoning Commission meeting and City Council meeting for Case Number S200101. Approval of this Specific Use Permit will increase the items available for purchase at the proposed Convenience Store. This could increase the number of trips generated by the Convenience Store and increase the negative impacts generated by this use. City Council may establish conditions of operation, location, arrangement and construction of any authorized special use. City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties and citizenry. Given the proximity of this location to an existing neighborhood, citizens' concerns about traffic, noise, and lighting, and the possibility that adding this use could exacerbate potential negative impacts of the proposed development, staff recommends the following conditions:

- The applicant shall construct the required masonry screening wall with Phase 1;
- The masonry screening wall shall be a minimum of eight feet in height;
- The applicant shall provide a landscape buffer along the screening wall that is at least 15 feet wide; and
- The applicant shall plant native shade trees, a minimum of three inches in caliper, every 15 feet in the landscape buffer.

## PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

Commissioner Moser stated the convenience store is a permitted use by right the request is for an SUP to be able to sell beer and wine. He stated he read the emails in opposition to this case, but this case is not for the sales of liquor.

Commissioner Smith stated the use is allow by right and the site plan was approved back in January for a convenience store, what concerns her is the adjacent neighbors having to look at a screening wall behind their homes. Ms. Ware stated the screening wall would need to be place on the property line with an additional landscaping buffer.

Commissioner Smith asked if there were any meetings held with the developer and property owners.

Vice-Chairperson Shawn Connor stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. At this time, Vice-Chairperson Connor read the names of individuals in opposition to this case:

Eric & Shawna Anderson, Brenda Rogers, Chris Brown, David Gerber, Philip Peacock, Rashida Beaseley, Taneka Brown, Terry Osmun, Jill Buchanan, Duane Shorter

Andrew Ruegg and Dallas Cothrum with Masterplan a Land Use Consultant, 2201 Main Street, Suite 1280, Dallas, TX were present representing the case. Mr. Cothrum gave a presentation and stated they would reduce the hours of operation to 6am to 12am and would be constructing an 8ft masonry wall with additional landscaping as screening. He stated the operation could run effectively at this location.

Vice-Chairperson Connor asked if they had met with the adjacent homeowners. Mr. Cothrum replied no, not an actual meeting, but did speak with some homeowners and the HOA.

Commissioner Coleman asked if there would be a drive though window. Mr. Cothrum replied no, there would be no drive through window all sales would be conduct in side.

Commissioner Smith stated, as a good neighbor they should meet with the HOA, because citizens are the ones that live next to this development.

Commissioner Perez asked if the beer and wine sales are not allow would the hours of operation change. Mr. Cothrum replied no.

Scott and Sharon Whittaker, 2741 White Oak Drive, Grand Prairie, TX stated they have lived in this neighborhood for the past 33 years and they do not have an HOA. This neighborhood has younger families with children and having beer and wine at this location is not a good idea. She

## **PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020**

stated there would be a lot of traffic coming and going into their neighborhood. They do not want to see trash, nor do they want their property values to increase.

Commissioner Moser stated he understands Ms. Whittaker, but this will be a convenience store even if this SUP is not approve.

Bob Rein, 2716 White Oak Drive, Grand Prairie, TX, stated he is in strong opposition to this request.

Lori Rein, 2716 White Oak Drive, Grand Prairie, TX, asked that the SUP be deny.

Christian Brown, 5120 Garden Oaks Place, Grand Prairie, TX, stated he understands they have a right to go in, but he strongly opposes the beer and wine sale.

Victoria Hess, 2721 White Oak Drive, Grand Prairie, TX, stated she would like to thank her neighbors for rallying in January when the site plan came before the commission. She stated there are plenty of beer and wine sales in the area.

Commissioner Smith stated she like to thank Victoria Hess for coming to the meeting and speaking out.

David Gerber, 5128 Garden Oaks Place, Grand Prairie, TX stated he is good with the store, but not the beer and wine sales.

Jeff Hess, 2721 White Oak Drive, Grand Prairie, TX, asked if they are approve for 12 midnight, and decide to change their hours, could they do that. Ms. Ware stated the hours of operation would be noted the ordinance and if they do not comply, they could lose their SUP.

Dallas Cothrum stepped forward for a rebuttal. He stated they would only have one vendor and would be making one delivery trip a week. If they wish, they could limit the beer and wine advertisement.

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case SU200602/S200602. The motion failed in lack of a second.

Commissioner Coleman moved to close the public hearing and approve case SU200602/S200602 per staff's recommendations and the hours of operation to be from 6am to 12am.

## PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

Commissioner Moser stated he would like to make sure the citizens understand that the Planning Commission is a recommending body and this case would be forward to the city council for final consideration, and could over rule their recommendation.

Commissioner Smith said she stands strong on her decision and does not believe the SUP is a need at this location; there are too many beer and wine sale in the area.

The action and vote recorded as follows:

Motion: Coleman

Second: Perez

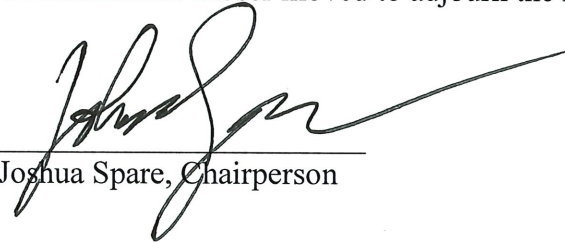
Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez

Nays: Smith


**Approved: 6-1**

Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 8:56 p.m.

  
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Joshua Spare, Chairperson

ATTEST:

  
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Max Coleman, Secretary

An audio recording of this meeting is available on request at 972-237-8255.